

lot 26

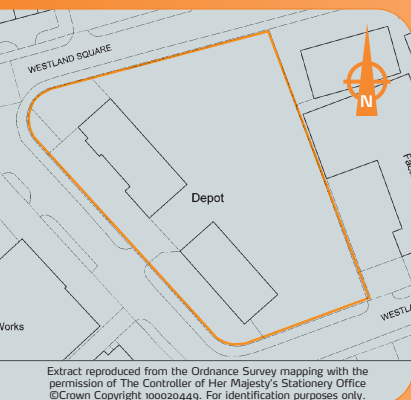
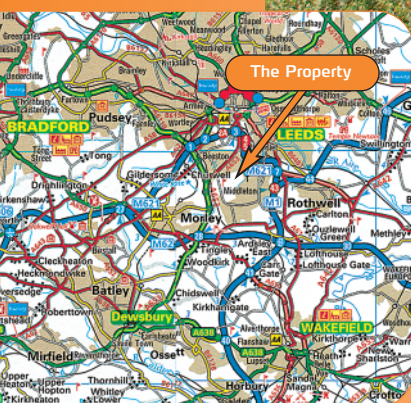
## Westland Square, Westland Road Leeds, West Yorkshire LS11 5SS

Rent  
**£40,750**  
per annum  
exclusive

### Freehold Industrial Investment

- Entirely let to Interserve Industrial Services Limited on a 10 year lease until 2023
- Established industrial area at the heart of the North's motorway network
- Nearby occupiers include Harrison Spinks, Leeds City Council, Husqvarna and DHL

- Approximate site area of 0.46 hectares (1.14 acres) with low site cover and majority hard standing
- Separate office and warehouse
- Six Week Completion



### Location

Miles: 2 miles south of Leeds city centre  
195 miles north of London  
Roads: A643, M1 (Junction 43), M62 (Junction 5), M62 (Junction 28)  
Rail: Leeds  
Air: Leeds Bradford Airport

### Situation

The property is situated in an established industrial area in a prominent triple aspect corner position on Westland Square and just off Westland Road and the A643 Dewsbury Road.

### Description

The property comprises a site of approximately 0.46 hectares (1.14 acres) upon which has been constructed a warehouse and separate single storey office accommodation with majority hard standing and a steel ring fence. The property also benefits from additional car parking beyond the ring fence, but within the title. The site cover is approximately 13%.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Office	336.23 sq m	(3,619 sq ft)	<b>INTERSERVE INDUSTRIAL SERVICES LIMITED (1)</b>	10 years from 05/06/2013 until 04/06/2023 on a full repairing and insuring lease (2)	£40,750	04/06/2018
	Warehouse	274.80 sq m	(2,958 sq ft)				
<b>Totals</b>		<b>611.03 sq m</b>	<b>(6,577 sq ft)</b>			<b>£40,750</b>	

- (1) Interserve Industrial Services Limited is a wholly owned subsidiary of Interserve plc. Interserve plc are listed in the FTSE 250 and employ 50,000 people worldwide as one of the leading construction and support services companies and reported a pre-tax profit of £182,900,000 to the year ending 31st December 2012. (Source: www.interserve.com)
- (2) The new lease is a renewal of a previous lease.

### For further details please contact:

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